

Seattle Parks and Recreation Department
Planning and Development Division

YESLER COMMUNITY CENTER
Final Design Program

March 1, 2002

I. INTRODUCTION

A. INTENT

1. **Project:** The intent of this project is to replace the existing Yesler Community Center with a approximately 20,000 square foot full service community center that provides users a space for community activities, including sports, after-school care for elementary school-age kids, teen activities, classes and cultural activities and community gathering places.
2. **Funding and Project Completion:** This project responds to the 1999 vote of citizens of Seattle to replace the existing Yesler Community Center. Funding for this project will come from the 1999 City proposition. Construction is expected to begin in 2003 and will be completed in 2004.
3. **Scope:** The scope of this project is to replace the existing Yesler Community Center with a 20,000 square foot full service community center.
4. **Sustainability Objective:** Design of the building shall conform to the City of Seattle Sustainable Building Policy. The work shall integrate building materials and methods that promote environmental quality, economic vitality and social benefit through the construction and operation of the built environment. The resulting project shall meet at a minimum the LEED Silver rating. The intent of this project is to create a great built environment, providing the highest level possible of operational efficiency, as well as comfort and support for community center staff and users.

II. PROJECT BACKGROUND

- A. **LOCATION:** The community center will be built on Seattle Housing Authority (SHA) property at Yesler Terrace along the south side of Yesler Way between 10th Avenue and Broadway.

- B. **HISTORY:** The Yesler Community Center, on Seattle Housing Authority property, is the smallest center in the City, at 4,700 square feet including a small gym and no activity space. The main feature of the existing community center, the gym, does not meet standards for regulation play. In November of 1999, the citizens of Seattle passed Proposition 1 funding the development and expansion of 11 community centers.
- C. **USE:** The current uses in this area include SHA housing, SHA Management Office, the Neighborhood House, Head Start program and the Yesler Community Center.
- D. **EXISTING CONDITIONS...**The Yesler Community is a low income housing community owned and operated by the SHA. The existing Yesler Community Center contains a small gym, a small kitchen, and an administrative/lobby area. There are no activity spaces.

III. PROJECT COMPONENTS

- A. **OBJECTIVES:** The community center project components have been assembled to meet the program needs of the Yesler Community Center and include the Department's standards in terms of approximate square footage to be provided, intended use of the space, functional relationship to other spaces, and any special requirements which the space or that portion of the structure may have.
- B. **ELEMENTS**
 - 1. **Gymnasium**
 - a. Provide regulation basketball court of 84'x 50' on total gym floor of approximately 97' x 74', for a total of 7,178 square feet. Provide unobstructed ceiling height of 26' minimum. Gym entry on shorter walls must be at corners; entry along longer walls must be at corners or middle of gym length. The gym should have 24 metal halide fixtures (dimnable with separate switch levels for energy efficiency), light colored exterior walls, insulation and water proofing, a moveable curtain for dividing Gym in half.
 - b. Intended use of proposed space: league capabilities for basketball, volleyball, and indoor soccer; special events and drop-in use. Other intended uses include dances and receptions.

- c. Relationship to other spaces: restrooms/locker rooms shall be directly adjacent to gym; storage for activity equipment shall be adjacent to gym; main internal access point should require participant to pass in view of the reception desk; supervisor's office shall be able to view the courts from the supervisor's desk. Kitchen must be adjacent in order to service receptions and similar functions. Drinking fountain should be available outside of gym convenient to players, unobtrusive to other guests.
- d. Special requirements: Parks Department requires gym floor to be No. 2 maple or better with a combination cushion floor and plywood diaphragm system; floors shall be designed to allow air movement underneath. Minimize mechanical and equipment noise, such as from fans. Noise that comes from the gym must be contained within the gym. Day lighting is important but must be provided without glare. Must have ability to darken gym for films and events. The gym will be used for a variety of functions requiring different lighting levels. Lighting should be designed to accommodate the different uses. Staff will control lighting. All glazing in gym must be unbreakable or wire reinforced (incl. Backboards). Double door access from lobby is required. Seating will be portable seating.

2. Gymnasium Storage

- a. Provide approximately 600 square feet; design all of storage spaces as walk-in spaces.
- b. Desired use of proposed space: the equipment stored includes equipment for active sports, such as volleyball standards, indoor soccer goals, gymnastic equipment, balls, nets, and space for hanging and drying uniforms, preferably located in one central location; may also be used for storage of wall pads and tumbling mats.
- c. Relationship to other spaces: shall be adjacent to gymnasium; should be separate from mechanical rooms or electrical panels.
- d. Storage requirements: some hooks and wall mounts.
- e. Special requirements: Concrete floor threshold should be even with gym floor. Walls durable and impact resistant. Ceiling is GWB and painted. Doors are to be securable with six foot opening. Any built in storage system should be plywood, stud, or other durable material.

3. Multipurpose Space

- a. Provide approximately 2,700 square feet in area with a movable divider down ; shall accommodate comfortably for any of the uses listed below.

- b. Intended use of proposed space: larger total space to be utilized for receptions and small banquets; smaller space to be utilized for small group meetings and activities, larger space and total space also to be used for motor activities, such as dance, aerobics, or children's games.
- c. Relationship to other spaces: the kitchen shall be adjacent to the multi purpose room for food functions and accessible with a pass through window and door; restrooms shall be easily accessible to multipurpose, but not necessarily adjacent to the space; main entry to multipurpose space shall require the public to pass or be seen from the reception desk; storage space for chairs (on dollies) and tables shall be directly adjacent to multipurpose room.
- d. Special requirements: wainscoting must be used on all walls for protection. Acoustical treatment between adjacent rooms and interior rooms, ability to allow separate access by rental party with use of bathrooms and kitchen while rest of CC is closed. Flexible lighting design to accommodate various activities. Flexible mechanical design to accommodate various activities. Small maintenance closet, 50SF. Two coffee-bar sinks and counters, one for each side. Divide storage in two units, placed at other ends of the room. Bumpers and corner guards to protect corners and cabinets from chair and table dollies. This room will be dividable into two spaces with a moveable, acoustical wall (Hufcor model #7650-7660 or equivalent). Walls-mirrors on one or two walls, acoustical treatment on others. Floors-maple: similar to gym. Floating wood floors. Ceiling will be acoustical treated. Cabinets will be plastic laminate. Doors will wood laminate. Utilize natural light with shades.

4. Multipurpose Storage

- a. Provide approximately 100 square feet adjacent to the multipurpose room.
- b. Desired use of proposed space: storage of craft supplies, games, tables, chairs, office supplies, etc., but with existing standards of storage equipment, such as chair dollies, folding portable tables, stackable chairs or tables; also may be used for storage of dance or aerobics equipment.
- c. Relationship to other spaces: some storage need and adjacent to multi purpose room for tables and chairs; should be kept separate from mechanical rooms or electrical panel rooms if possible.
- d. Special requirements: to include adequate double door locking cabinets or shelving.

5. Kitchen

- a. Provide approximately 450 square feet.

- b. Intended use of proposed space: potluck type functions, include space and equipment capabilities for heating food and preparation areas to service receptions or banquets of 100-150 people; floor space and counter space for potential cooking classes of up to 8-10 students of varying age groups (youth to senior).
- c. Relationships to other space: kitchen shall be directly adjacent to multi purpose room with a solid pass through window for serving; separate door from corridor or lobby to kitchen shall be designed independently from the multi purpose room; exterior access is not a desired relationship due to potential security and vandalism problems, but may be a building code consideration.
- d. Fixed Equipment
 - 30" electric range (cook top w/oven base)
 - 1 deck convection oven w/cabinet base
 - Class B ventilator hood
 - Prep/work tables (w/min. one sink)
 - Dishwashing w/ 180 degree water (clean and soiled Dish tables, dish washing machine, hood)
 - Serving units (3 or 4-well hot Food table with protector shield, utility unit.)
 - Hand sink w/soap and towel dispenser
 - 2-20 c.f. reach-in refrigerators
 - 1-20 c.f. freezer
 - 1 under-counter dishwasher
 - Two compartment stainless-steel sink
 - Storage cabinet (dry)
 - large microwave
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- e. Special Requirements
 - Pantry storage in upper cabinets with high quality locks, 18 inches and 12 inches deep.
 - 1-2 self-priming floor drains, large capacity
 - Counter at pass-through could be 2 or 3 roll-out serving units with lockable casters
 - Floor: Clay tile, not sheet goods, floor slopes to floor drains
 - Walls: Enamel paint or stainless steel over moisture resistant GWB
 - Ceiling: Paint over moisture resistant GWB with flush 2 x 4 fluorescent lights
 - Doors: Wood, solid core with metal frame
 - 9 feet minimum ceiling height

6. Reception/Lobby (Waiting and Lounge)

- a. Provide approximately 1200 square feet.

- b. Desired use of proposed space: reception area and public counter to serve to check out materials; monitor the public coming and going and the lobby/game area; lobby to be used for waiting and lounge area; lobby is the major area for exhibiting of trophies, awards, announcements, or seasonal displays; vending machine area (two machines) and public telephone.
- c. Relationship to other spaces: main access point to the community center and this shall "service" the other spaces; shall relate well to design, finish, and sequence of main exterior entry.
- d. Special requirements: no exposed aggregate floors shall be used; provide drinking fountain in lobby near the access to gymnasium; provide coat racks and possibly open shelves for books, etc., near the reception center. Recessed walk-off mat inside door, grates on the outside. Floor should be on easily cleaned hard surface. Lounge floor, carpet or tile. Seating for approximately 25 people.
- e. Special notes: the spatial relationships of lobby/entry/reception area shall be scaled, designed, and sequenced so that the experience and atmosphere are "less institutional". The exterior entry scale and materials should complement the interior scale and materials. The typical entry sequence at a community center is: enter the front door; pass by the front desk; then proceed to activity. However, many times the lobby is used as a waiting area by all age groups. Thus, the lobby should not only be designed to accommodate the entry sequence, but provide for waiting by utilizing comfortable, well planned seating and display areas.

7. **Administrative Area (Office Space-2)**

- a. Provide approximately 90 square feet each.
- b. Desired use of proposed space: offices and desk space for Sr. Recreation Supervisor and Recreation Supervisor, file cabinets; storage of some equipment, supplies, and personal belongings (coats, shoes, gym clothes) of staff; good visual access to reception and possibly gym or multi purpose.
- c. Relationship to other spaces: close proximity to reception desk, lobby, and public office; must be accessible from public office.
- d. Special requirements: the Supervisors must be able to see the front desk, but still be able to maintain privacy in their office to conduct business, small staff meetings or address personnel issues; space should view gym and multipurpose room for supervisory purposes during times of limited staff on duty.

Other Office Areas

- a. Provide 300 feet of office area.

- b. Desired use of proposed space: Activities will include administrative functions, as well as occasional job interviews and small staff meetings for program development, etc. One office should accommodate roving recreation staff and one the center coordinator or assistant coordinator.
- c. Relationships: The office should be near reception. It should offer visual control of primary public areas, activity rooms if possible, and circulation of the Center. Views to exterior desirable. Center coordinator office away from reception and staff offices
- d. Special requirements: Floor: Carpet, Walls: GWB with paint, Ceiling: ACT, Doors: Wood solid with metal frame

8. Activity Rooms

These rooms need to be as flexible as possible. For this reason storage is located in each of the rooms for different activities. Every activity room needs to have a counter and sink. One of the three activity rooms will be “wired” (electrical outlets, telephone jacks, etc.) for conversion into a dedicated computer room. This use will include up to 20 personal computers with network capability, but should not change space or storage requirements. The specific room will be determined by DPR.

Arts and Crafts Room*

- a. Provide approximately 550 square feet of arts and craft space.
- b. Desired use of proposed space: Accommodates arts and crafts such as: knitting, weaving, sketching, crafts projects, needlework, beadwork, painting, carving, art projects, sculpture and assemblage, and basket making. The room can accommodate meetings of up to 50 people in lecture format, or workshop format (at tables).
- c. Relationship to other spaces: This room should be close to other activity rooms, and be adjacent to the reception.
- d. Special requirements: Closet with 50 LF of 2' drip shelving to store paper, paint, pens, pipe cleaners, butcher paper, mop and misc. supplies.

Fitness Room*

- a. Provide approximately 550 square feet for a fitness room.
- b. Desired use of proposed space: This room needs to be more than a weight room. Fitness implies a wider array of activities and objectives. Stationary machines, stretching pads, and wall-mounted bars provide a broad range of stretching, aerobic, and non-aerobic exercises.
- c. Relationships to other spaces: Adjacency to key-lock showers and public restrooms is important. Space should be visible from reception desk for

monitoring of users, adjacency to the gym, and accessible from both gym and circulation

- d. Special Requirements: Sound insulation is critical, especially if near or adjacent to a room used for meetings. Provide 6' wide opening for equipment access.

Game Room & adjacent Teen Room

- a. Provide approximately 700 square feet for a game room and 700 square feet for the Teen Room
- b. Desired use of the proposed space: The game room may accommodate games that require permanent set up including pool, table tennis, and electronic games. Other activities could occur such as board games if the table tennis table is foldable. If regulation clearances are used for one pool table, one table tennis table and 6 electronic games 1,125 square feet is required. If clearances are reduced to casual play requirements 650 square feet are required.
- c. Relationships: As young people will be the primary users of this space the game room door and interior must be visible from the reception area for control over activities. There is potential for vandalism of coin operated machines. It will typically be noisy. Connections to public spaces should consider those uses and the noise impact.
- d. Special Requirements: Provide rough in for big screen TV, location will be approved by DPR. A light is required above the pool table, and more general lighting for table tennis. Lighting should not create glare for electronic games, recommend CDT louvers on fluorescent lights. Electrical outlets as required for electronic games. The walls must have sound attenuation provided. A storage closet of approximately 50-sq. ft. for play equipment, board games, foldable tables and stacking chairs, and miscellaneous games is required.

Childcare

- a. Provide approximately 1045 square feet for a child care room.
- b. Desired use of the proposed space: The most frequent use of this room will be for childcare. Parents will watch their children while other parents are using the center. This will probably occur in the late mornings, afternoons, and early evenings. Other rooms, such as the multi-purpose room, may be used for childcare when the number of children or the situation warrants. The room will also be used for meetings of up to 49 people.
- c. Relationships: Close to reception area and toilet rooms.
- d. Special Requirements: Electrical for overhead projector (in floor), Carpet appropriate for children (anti-microbial, etc.), Low cabinets, counters,

sink, designed for use by children, full height storage cabinets, space to accommodate a workstation with a desk.

Library and Computer Room

- a. Provide approximately 400 square feet for a computer room/library.
- b. Desired use of the proposed space: This room will have shelves for reference volumes and current class books to assist in homework. There will also be computer hook-ups with several workstations. A table will accommodate tutoring and small meetings.
- c. Relationships: This room needs appropriate adjacencies to maintain a quiet environment.
- d. Special Requirements: Electrical outlet for overhead projector (in floor), Anti-static carpet, telephone jack for computer modem, Surge protected circuits for computers.

10. Restroom/Showers

- a. Provide men's restroom and women's restroom with approximately 530 square feet.
- b. Desired use of proposed space: restroom facility with 25-30 half lockers and 2-3 showers; accessible from gym, but also lobby or main corridor.
- c. Relationship to other spaces: locker rooms access directly adjacent to gymnasium; entries to be separate from the lobby or main corridor of the remainder of the building; close proximity to custodial storage.
- d. Special requirements: meet all handicapped accessibility codes; quantity of fixtures per code; Department prefers American Standard porcelain fixtures and Simmons tempering valves on showers; all fixtures to be designed for maximum water conservation; no wood or plaster board is to be used in walls, desirable finish would be glazed quarry tile in cast-in-place concrete; monolithic flooring, painted concrete floor', or exposed aggregate flooring are not desirable. All exterior entrances from athletic fields to be mud and dirt trapped with appropriate recessed grates.

11. Custodial Office and Storage

- a. Provide approximately 400 square feet for custodial room.
- b. Desired use of proposed space: space for custodial use and custodial supplies; provide shelving and equipment; space for one custodian to move freely within shelving, fixed equipment, supplies, and moveable custodial equipment (buckets, brooms, mops, etc.); should be kept separate from any mechanical equipment rooms or electrical panel areas.

- c. Relationship to other spaces: the space could be located in several different areas of the building; should be kept separate from other storage spaces; locate near hard surfaces that need mopping.
- d. Special requirements: fixed equipment, such as floor slop sink, custodial use plumbing fixtures; floor drain; shelving and storage space for custodial supplies and equipment of a wide variety of sizes; counter space or space for small table for custodian to take breaks, fill out paper work, or use as work bench; proper ventilation; proper lighting to allow space to be used as work space as well as storage space.

12. **Mechanical/Electrical Room**

- a. Provide approximately 150 square feet or as deemed necessary according to equipment to be used.
- b. Desired use of proposed space: mechanical equipment room and electrical panel boxes; space should not be designed' in hopes of use as storage space.

13. **Circulation**

- a. Provide sufficient internal circulation space for access to each of the various programmed areas in the center. The public will heavily use these areas. Materials should be durable and need minimal maintenance. They should be easy to clean or easily replaceable. Provide niche for food vending machines (min. 2), drinking fountain and pay phone. These should be located along main corridor.

SUMMARY OF SITE SPACE ALLOCATION

1. Gymnasium	7,178
2. Gymnasium Storage	600
3. Multi-Purpose Room	2,700
4. Multi-Purpose Room Storage	100
5. Kitchen	450
6. Lobby:	1,000
7. Administrative Area:	
Private Offices (2 @ 90)	180
Other Office Area	300
8. Activity Rooms (Note 1)	
Arts and Crafts	550
Fitness	550
Game Room	700

Teen Room	700
Child Care	1000
Computer/Library	400
9. Restrooms and Showers	
Restrooms (men's & women's)	530
Outside Restrooms (2)	0
10. Custodial Office and Storage	400
11. Mechanical/Electrical Room	150
12. Circulation	2,512
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Total Area	20,000

IV. DESIGN CONSIDERATIONS

The Department's standard specifications and details should be used where appropriate.

- A. The building should be designated for a useful life of 40 years.
- B. Spaces in the building shall be designed with the flexibility of multiple use or easily adaptive use for the future in mind.
- C. The building and spaces shall be designed for maximum energy efficiency.
- D. The building's systems and components shall be designed or selected to be compatible to the skills and preferences of the Facilities Maintenance staff and Custodial staff.
- E. The building and all site improvements shall be handicapped accessible as per codes.
- F. Improvements to visual accessibility to the building, and visual emphasis of the entry shall be considered in the site plan of the building. Good visibility from the streets is desired to deter vandalism, graffiti, and security problems.
- G. Parking for the center itself shall be buffered from the building and view from the streets as much as possible.

V. BUDGET

The total construction budget for this project is in the low \$4M.

VI. SCHEDULE

Planning	Design	Construction	Completion
2001	2002-03	2003-04	2004

VII. PUBLIC INVOLVEMENT REVIEW PROCESS

- A. **PUBLIC MEETING** - Public meetings will be held at key decision points including: siting, review of draft program, conceptual design and final design. A Project Advisory Team, comprised of neighborhood and community center stakeholders will meet regularly to provide public review and direction.
- B. **MAIL NOTIFICATION** - For general announcement, 30 day mailed notice to residents within 300 feet from site.
- C. **SIGN** - Project signs will be posted on the site.
- D. **INTERNET** - The City's Parks and Recreation Website contains project information and contacts.
- E. **WRITTEN AND DISTRIBUTED PUBLIC SERVICE ANNOUNCEMENTS-** Written announcement and information will follow the formats and templates developed by the department.
- F. **COORDINATION** - Parks and Recreation will work closely with SHA during all phases to ensure coordination with the existing Yesler Terrace community and with SHA planning for Yesler Terrace.
- H. **PROJECT IMPACTS** - The project construction will impact Yesler Terrace residents. Some siting options may result in destruction of SHA units and require the relocation of tenants. Construction may also require tearing down the existing community center and suspend community center activities and programs.
- I. **PERMITS** - Development will require completion of a SEPA checklist, MUP and various building permits.
- J. **COMPLIANCE & STANDARDS** - The project will be designed to comply with Parks and Recreation standards. Any deviations from standards must be approved prior to commencement.
- E. **PROPERTY ISSUES** - SHA will own the land on which the new Yesler Community Center will be sited. Parks and Recreation will own the community center building.

END